



CITY OF SAN ANTONIO

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

TO: Participating Engineers and Surveyors

SUBJECT: **INFORMATION BULLETIN IB # 526**
Standard Plat Note Layout

DATE: **Effective date-** March 25, 2010

The purpose of this Informational Bulletin (IB) is to provide a standardized note format with which to prepare a plat. Through this process, we have coordinated with the agencies to eliminate some unnecessary notes and reduced the length of other notes that are placed on plats – see page 2. This new standard will streamline the review process for the applicable agencies by creating consistency within the reviews, which will minimize review time. In addition, this new standard will maximize quality control on behalf of the development community. To assist with the new note standard, the City of San Antonio has developed several template (see attached samples), which are designed for all new plat submittals. For those plats that are multiple pages, the plat notes only need to be shown on the first page, however all signature blocks need to be included on every page.

STANDARD LAYOUT:

On the Left Hand Margin:

This space is reserved for recording information and seals, which will be provided by Bexar County at the time of recordation.

The left hand side of plat area should include: (in order from top to bottom)

Location Map; before picture (i.e. replat – vacate – amending – subject area); legend; notes – in order by mandatory first (Surveyor - CPS – EDU), Utility companies, miscellaneous; Forms O, P or Q; Surveyor and Engineer (seals in left margin).

On the right hand side of plat area: (in order from top to bottom)

Plat Number; plat name & legal description; scale and north arrow; company logo; ownership and notary blocks (excluding Forms O, P or Q); County Judge or Executive Director Signature Block - OCL; Planning Commission or Director Signature Block; County Clerk Signature Block. (Have enough space for written information on the all signature blocks. The last item for this area should be reserved for the page number such as “page X of X”).

Top Center can be also utilized for the Before Picture or overflow of notes – if necessary.

The Center area is reserved for the proposed plat.

It is noted that the development community is encouraged to begin using the new format as soon as possible. Staff will begin requiring the new format for all new plats starting with the first plat number issued in May 1, 2010.

PLAT NOTES BEING REMOVED OR REVISED

Clear Vision Note:

~~Clear vision easement must be free of visual obstructions, e.g. structures, walls, fences, and vegetation, which are higher than three feet and lower than eight feet above the pavement as per the American Association of State Highway and Transportation Officials (AASHTO) policy on geometric design of highways and streets, or latest revision thereof.~~

STREETSCAPE Note:

~~No building permit will be issued for this site until a Streetscape Plan has been approved in accordance with Section 35-512 of the Unified Development Code.~~

TXDOT notes:

1) For residential development directly adjacent to State Right of way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.

~~2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right of way.~~

2 3) Maximum access points to State highway from this property will be regulated as directed by Regulations For Access Driveways To State Highways. This property is eligible for a maximum combined total of # access point(s) along name of roadway, based on the overall platted highway frontage of "footage".

~~4) If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within State right of way. Locations of sidewalks within State right of way shall be as directed by TxDOT.~~

SAWS Aquifer:

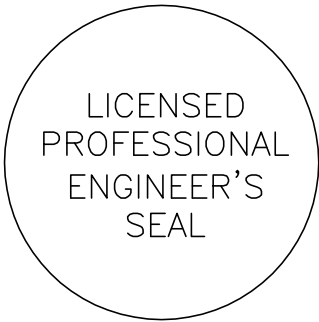
~~Original note: This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest versions thereof. No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" (WPAP)) or modification to an approved plan, as required by 30 TAC §213.5 of the Texas Administrative Code, or latest revisions thereof, has been filed with the appropriate regional TCEQ office, and the application has been approved by the executive director of the TCEQ.~~

New note: This subdivision is within the Edwards Aquifer Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof. Any regulated activity must comply with all Federal, State and Local Regulations relating to development within the Edwards Aquifer Recharge Zone.

RECORDATION
INFORMATION
FROM BEXAR
COUNTY

RECORDER'S
MEMORANDUM

RECORDER'S
MEMORANDUM



<div>LOCATION MAP</div>	<div><div>** ADDITIONAL ROOM FOR NOTES, DETAILS AND MISC. PLATTING ITEMS</div></div>	<div>PLAT NUMBER XXXXXX</div>	
<div>LEGEND AND SURVEYOR'S NOTES</div>	<div>TYPICAL PLAN VIEW AREA (ADDITIONAL ROOM FOR NOTES, DETAILS AND MISC. PLATTING ITEMS AS NEEDED)</div>	<div>PLAT NAME AND LEGAL DESCRIPTION</div>	
<div><div>EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.</div><div>C.P.S. NOTES: 1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA. 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON. 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. 5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.</div></div>		<div>SCALE, NORTH ARROW AND COMPANY LOGO</div>	
<div>IF NEEDED AND AS ROOM ALLOWS ADD NOTES IN THE FOLLOWING ORDER: 1. BEXAR COUNTY/CoSA DRAINAGE OR STORMWATER 2. STREET NOTES (SHARED ACCESS, FIRE ACCESS, ETC.) 3. SAWS NOTES (AQUIFER, IMPACT FEE, WASTEWATER, ETC.) 4. OTHER UTILITY COMPANIES 5. OTHER MISC. NOTES</div>		<div>OWNERSHIP AND NOTARY BLOCKS</div>	
<div>SURVEYOR AND PROFESSIONAL ENGINEER SIGNATURE BLOCKS</div>		<div>NOTARY STAMP FOR OWNER'S SIGNATURE (1.5" DIA.)</div>	<div>COUNTY JUDGE OR EXECUTIVE DIRECTOR SIGNATURE BLOCK</div>
		<div>COMMISSIONERS' COURT SEAL (1.5" DIA.)</div>	<div>PLANNING COMMISSION OR DIRECTOR SIGNATURE BLOCK</div>
	<div>CITY OF SAN ANTONIO SEAL (2" DIA.)</div>	<div>COUNTY CLERK SIGNATURE BLOCK</div>	
	<div>COUNTY SEAL</div>		

RECORDATION INFORMATION FROM BEXAR COUNTY	RECORDER'S MEMORANDUM	RECORDER'S MEMORANDUM	<div>(1.5" DIA.) NOTARY STAMP FOR OWNER'S SIGNATURE</div> <div>LICENSED PROFESSIONAL ENGINEER'S SEAL</div> <div>REGISTERED PROFESSIONAL LAND SURVEYOR'S SEAL</div>	<div>LOCATION MAP</div>	<div><div><div><div>C.P.S. NOTES:</div><div>1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.</div><div>2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.</div><div>3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.</div><div>4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.</div><div>5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.</div></div><div><div>EDU NOTE:</div><div>THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.</div></div><div>IF NEEDED AND AS ROOM ALLOWS ADD NOTES IN THE FOLLOWING ORDER:</div><div><div>1. BEXAR COUNTY/CoSA DRAINAGE OR STORMWATER</div><div>2. STREET NOTES (SHARED ACCESS, FIRE ACCESS, ETC.)</div><div>3. SAWS NOTES (AQUIFER, IMPACT FEE, WASTEWATER, ETC.)</div><div>4. OTHER UTILITY COMPANIES</div><div>5. OTHER MISC. NOTES</div></div></div></div>	<div>PLAT NUMBER XXXXXX</div>
				<div>REPLAT/ VACATING/ AMENDING PLAT (NOT-TO-SCALE)</div>	<div>SCALE, NORTH ARROW AND COMPANY LOGO</div>	
				<div>LEGEND AND SURVEYOR'S NOTES</div>	<div>OWNERSHIP AND NOTARY BLOCKS</div>	
				<div>(FORM O, P OR Q)</div>	<div>COUNTY JUDGE OR EXECUTIVE DIRECTOR SIGNATURE BLOCK</div>	
				<div>SURVEYOR AND PROFESSIONAL ENGINEER SIGNATURE BLOCKS</div>	<div>PLANNING COMMISSION OR DIRECTOR SIGNATURE BLOCK</div>	
	<div>COUNTY CLERK SIGNATURE BLOCK</div>					

TYPICAL PLAN VIEW AREA

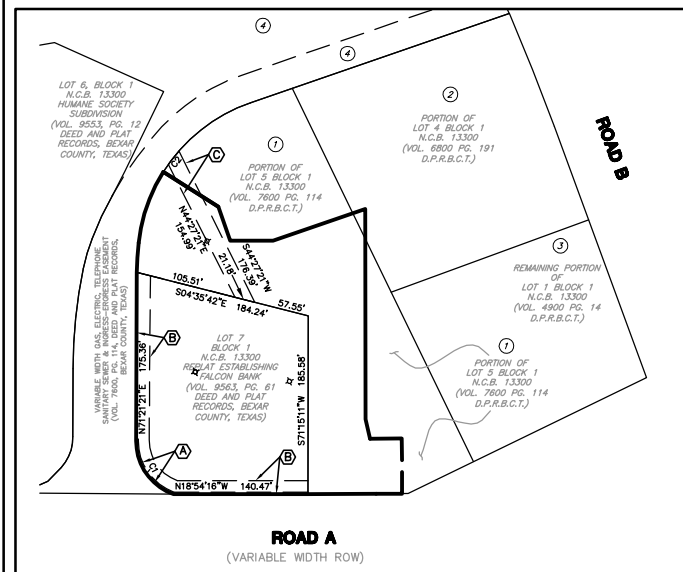
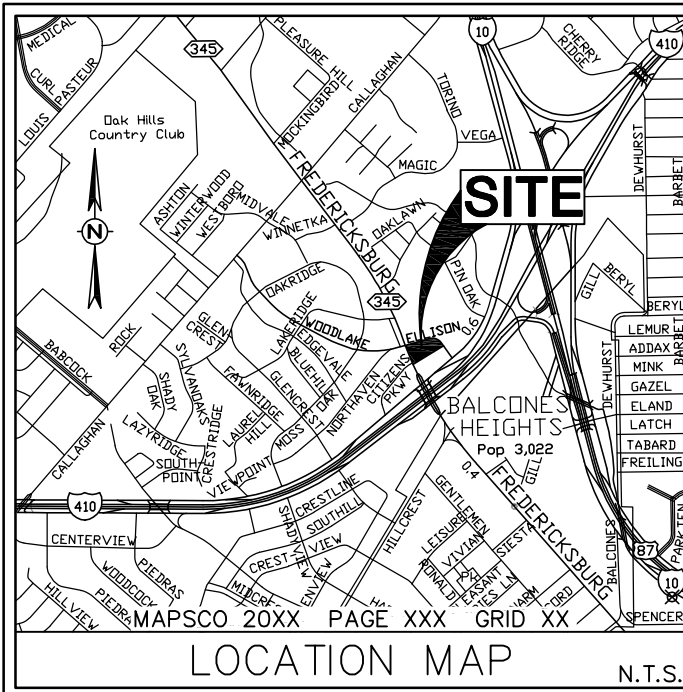
(ADDITIONAL ROOM FOR
NOTES, DETAILS AND MISC.
PLATTING ITEMS AS NEEDED)

(1.5" DIA.)
NOTARY STAMP
FOR OWNER'S
SIGNATURE

COMMISSIONERS'
COURT SEAL
(1.5" DIA.)

CITY OF SAN
ANTONIO SEAL
(2" DIA.)

COUNTY SEAL



LEGEND

- IRON ROD FOUND, UNLESS NOTED OTHERWISE
- 1/2" IRON ROD W/ CAP LABELED "C&B-SA PROP.COR." SET, UNLESS NOTED OTHERWISE
- TxDOT TYPE III MONUMENT

R.O.W. RIGHT-OF-WAY

---800--- EXISTING CONTOURS

—800— PROPOSED CONTOURS

D.P.R.B.C.T. DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. XXXX

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER NO. XXXXXX

1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9563, PG. 61 DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS)

14' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL. 9563, PG. 61 DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS)

16' WIDE PRIVATE SANITARY SEWER LATERAL EASEMENT (VOL. 9563, PG. 61 DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS)

1' VEHICULAR NON-ACCESS EASEMENT

14' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT

JOINT ACCESS EASMENT (0.067 ACRES)

VARIABLE WIDTH PEDESTRIAN EASEMENT (0.008 ACRES)

PORTION OF 1.504 ACRES CHACHO'S FREDRICKSBURG ROAD LLC (VOL. 10489, PG. 1997 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS)

PORTION OF 1.225 ACRES CHACHO'S FREDRICKSBURG ROAD LLC (VOL. 10487, PG. 226 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS)

0.890 ACRES H. GLENN HUDDLESTON (VOL. 6371, PG. 2021 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS)

6.038 ACRES RAYCO LTD. (VOL. 5465, PG. 795 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS)

NOTE:

1) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

2) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83 (93).

3) OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC 35-506(r)(3).

4) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

TxDOT NOTES:

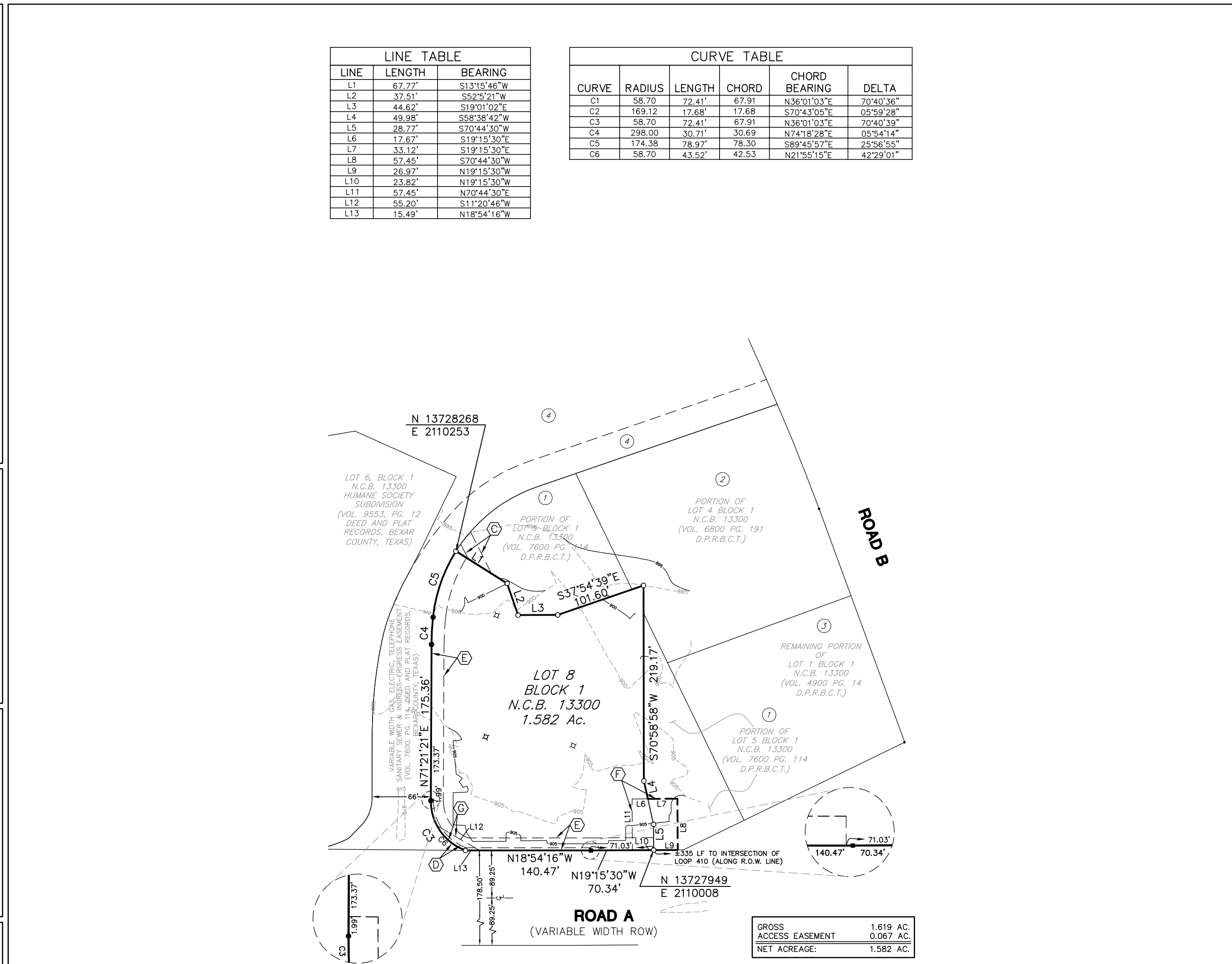
1) FOR DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2) MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATION FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ____ ACCESS POINT(S) ALONG ____ BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ____.

1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2) ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

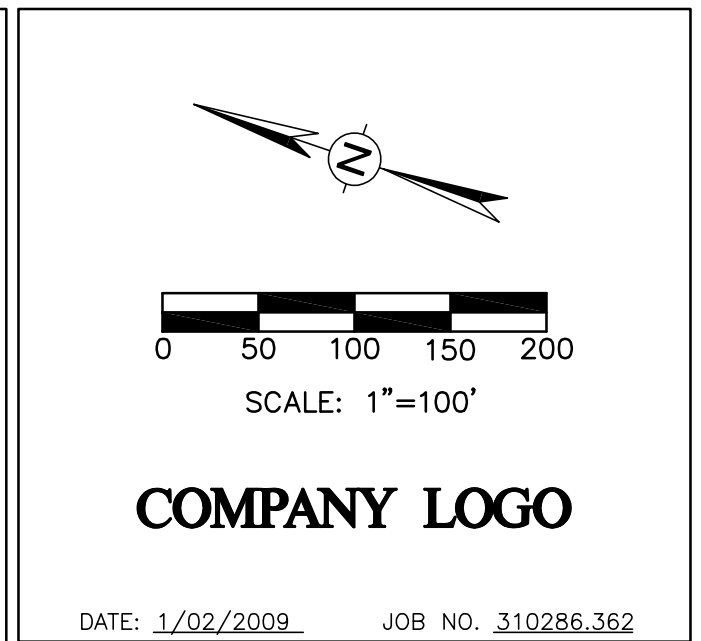
3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.



PLAT NO. 100000

A REPLAT ESTABLISHING SUBDIVISION

ESTABLISHING LOT 8 BLOCK 1 N.C.B. 13300, BEING 1.619 ACRES, BEING ALL OF LOT 7, BLOCK 1 OF THE REPLAT ESTABLISHING FALCON BANK, RECORDED IN VOL. 9563, PAGE 61 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, A 0.773 ACRE PORTION OF LOT 5 BLOCK 1 N.C.B. 13300 REPLAT ESTABLISHING CITIZENS BANK EAST, RECORDED IN VOL. 7600, PG. 114 DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS AND A 0.0046 ACRE PORTION OF LOT 4 BLOCK 1 N.C.B. 13300 REPLAT ESTABLISHING OAKLAWN SUBDIVISION - UNIT 1, RECORDED IN VOL. 6800, PG. 191 DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF _____

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREA IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER ADDRESS :

OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, ____.

NOTARY PUBLIC,
MY COMMISSION EXPIRES: _____.

STATE OF TEXAS
COUNTY OF BEXAR

THIS REPLAT AND SUBDIVISION PLAT OF _____ HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS ____ DAY OF ____, A.D. , 2009.

BY: _____
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

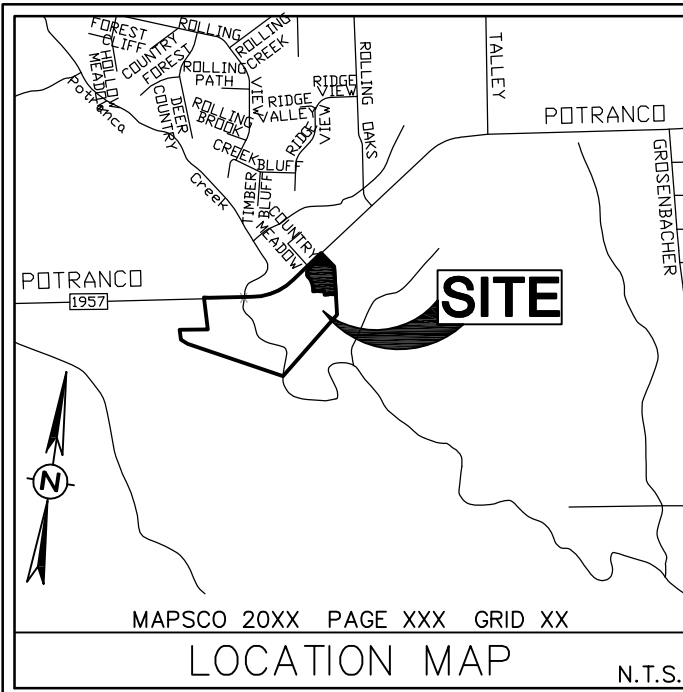
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____ A.D. 2009 AT ____ M. AND DULY RECORDED THE ____ DAY OF ____ A.D. 2009 AT ____ M. IN THE RECORDS OF ____ AND ____ OF SAID COUNTY, IN BOOK VOLUME ON PAGE ____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF ____, A.D. , 2009.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PAGE 1 OF 1



- (A) 20' BUILDING SETBACK LINE
(B) 10' BUILDING SETBACK LINE
(C) 5' E,G,T,CATV EASEMENT
(D) 12' E,G,T,CATV EASEMENT
(E) 14' E,G,T,CATV EASEMENT
(F) 1' VEHICLE NON-ACCESS EASEMENT
(G) PROPERTY BOUNDARY
(H) 14' RIGHT OF WAY DEDICATION (0.121 AC)
(I) EXISTING 5' ELEC., GAS, TELE., & CATV., ESMT.
(KB-POTRANCO UNIT 1 PLAT # 050240 VOL. 9569, PG. 32 & 33 DEED AND PLAT RECORDS BEXAR COUNTY TEXAS)
(J) EXISTING 20' ELEC., GAS, TELE., & CATV., ESMT.
(KB-POTRANCO UNIT 1 PLAT # 050240 VOL. 9569, PG. 32 & 33 DEED AND PLAT RECORDS BEXAR COUNTY TEXAS)
(K) EXISTING 12' ELEC., GAS, TELE., & CATV., ESMT.
(KB-POTRANCO UNIT 1 PLAT # 050240 VOL. 9569, PG. 32 & 33 DEED AND PLAT RECORDS BEXAR COUNTY TEXAS)

NET ACREAGE:	11.276 AC.
TXDOT ROW DEDICATION:	0.121 AC.
GROSS ACREAGE:	11.397 AC.

NOTE:

1) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

2) IMPACT FEE PAYMENT DUE: (A) BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

3) SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "CAB-SA PROJ. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

4) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD 83 SOUTH CENTRAL ZONE.

5) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

6) THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

7) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION.

8) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION.

9) BEXAR COUNTY AND CITY OF SAN ANTONIO WILL NOT MAINTAIN GREEN SPACE, PARKS, OR EASEMENTS OF ANY KIND. THE H.O.A. WILL BE RESPONSIBLE FOR THESE AREAS.

1) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

4) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT ELECTRIC AND GAS FACILITIES.

5) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

TXDOT NOTES:

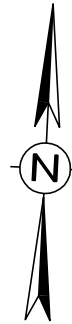
1) FOR DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2) MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATION FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ____ ACCESS POINT(S) ALONG ____ BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ____.

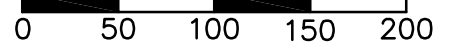
PLAT NO. 100000

SUBDIVISION PLAT ESTABLISHING
SUBDIVISION

BEING A 11.397 ACRE TRACT OUT OF A 129.236 ACRE TRACT RECORDED IN VOLUME 11341, PAGE 587 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, BEING SITUATED IN BOTH THE A. FITZGERALD SURVEY NO. 268, ABSTRACT NO. 236 COUNTY BLOCK 4355 AND THE JAMES DUNN SURVEY NO. 269, ABSTRACT NO. 197, COUNTY BLOCK 4356, BEXAR COUNTY, TEXAS.



SCALE: 1"=100'



COMPANY LOGO

DATE: 3/13/06 JOB NO. 310004.302

STATE OF TEXAS
COUNTY OF _____

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREA IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC AREAS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER ADDRESS :

OWNER _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, ____.

NOTARY PUBLIC,

MY COMMISSION EXPIRES: _____.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON ____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ____ DAY OF ____, A.D. 20 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS ____ DAY OF ____, A.D. , 2006.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____ A.D. 2009 AT ____ M. AND DULY RECORDED THE ____ DAY OF ____ A.D. 2009 AT ____ M. IN THE RECORDS OF ____ AND ____ OF SAID COUNTY, IN BOOK VOLUME ____ ON PAGE ____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF ____, A.D. , 2009.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

LEGEND

- FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED
- 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- EXISTING MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- E,G,T,CATV ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

STATE OF TEXAS
COUNTY OF BEXAR

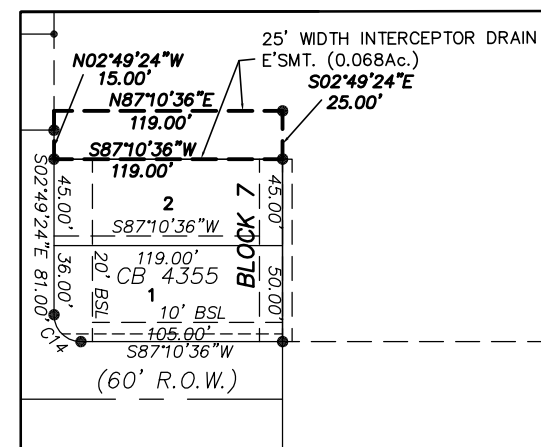
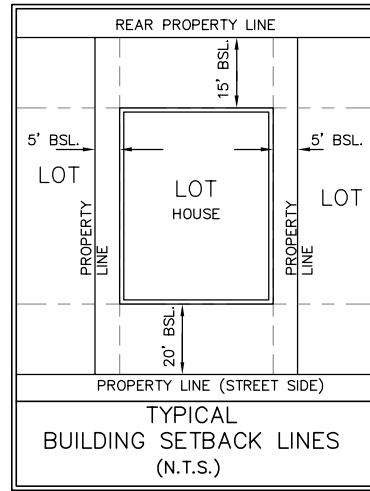
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR NO. XXXX

STATE OF TEXAS
COUNTY OF BEXAR

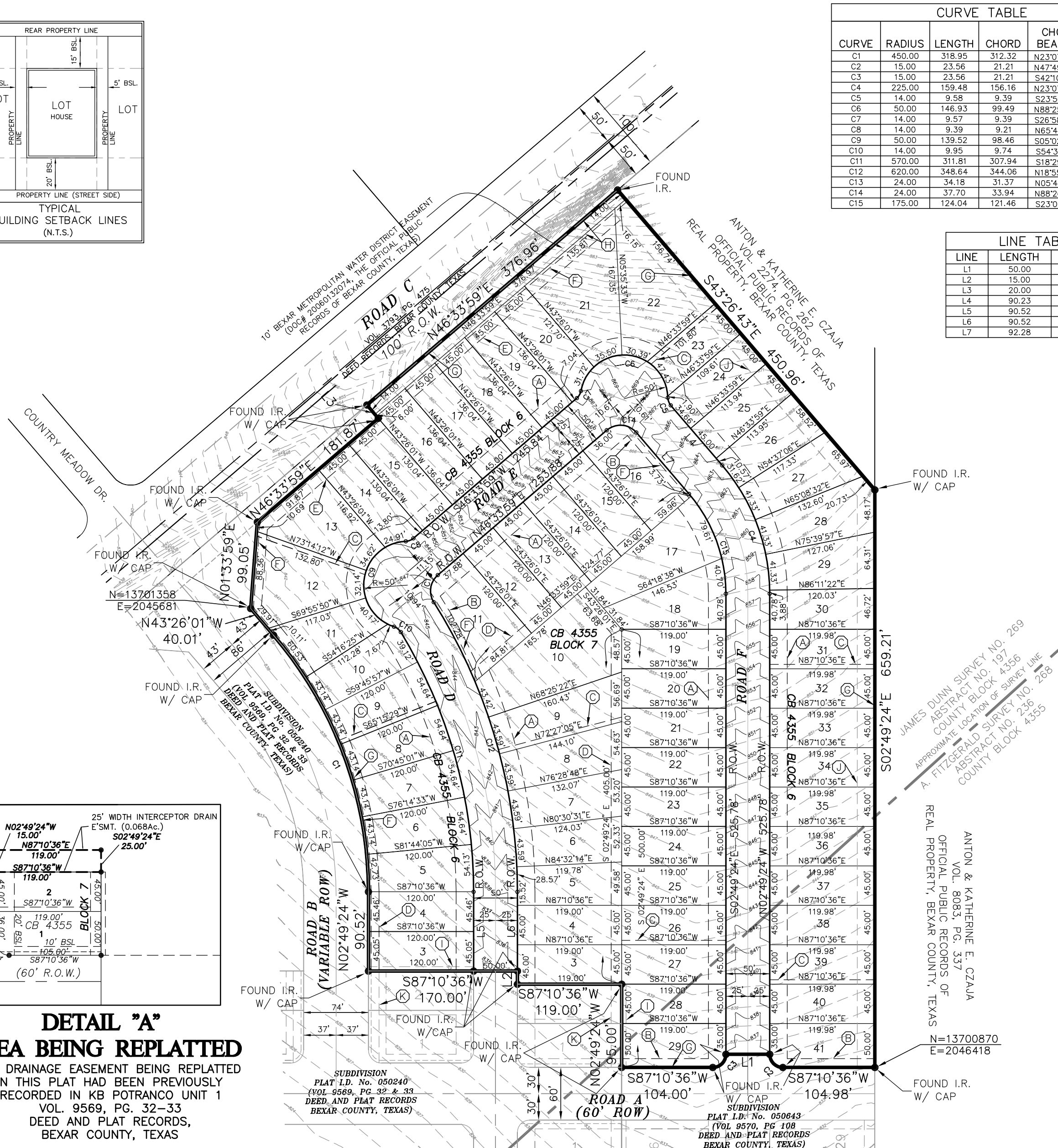
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER NO. XXXXX



DETAIL "A"
AREA BEING REPLATTED

25' DRAINAGE EASEMENT BEING REPLATTED IN THIS PLAT HAD BEEN PREVIOUSLY RECORDED IN KB POTRANCO UNIT 1 VOL. 9569, PG. 32-33 DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	450.00	318.95	312.32	N23°07'43"W	40°36'37"
C2	15.00	23.56	21.21	N47°49'24"W	90°00'00"
C3	15.00	23.56	21.21	S42°10'36"W	90°00'00"
C4	225.00	159.48	156.16	N23°07'43"W	40°36'37"
C5	14.00	9.58	9.39	S23°50'24"E	39°11'14"
C6	50.00	146.93	99.49	N88°25'56"W	168°22'16"
C7	14.00	9.57	9.39	S26°58'27"W	39°11'03"
C8	14.00	9.39	9.21	N65°46'23"E	38°24'48"
C9	50.00	139.52	98.46	S05°02'30"W	159°52'33"
C10	14.00	9.95	9.74	S54°31'53"E	40°43'47"
C11	570.00	311.81	307.94	S18°29'42"E	31°20'35"
C12	620.00	348.64	344.06	N18°55'57"W	32°13'07"
C13	24.00	34.18	31.37	N05°45'44"E	81°36'29"
C14	24.00	37.70	33.94	N88°26'01"W	90°00'00"
C15	175.00	124.04	121.46	S23°07'43"E	40°36'37"

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	S87°10'36"W
L2	13.00	N02°49'24"W
L3	20.00	N43°26'01"W
L4	90.23	N43°26'01"W
L5	90.52	S02°49'24"E
L6	90.52	N02°49'24"W
L7	92.28	S43°26'01"E